staniford grays

4 Thornleys, Cherry Burton, Beverley, HU17 7SJ

£425,000

4 2 3 D

WELCOME
TO

4 Thornleys

Beverley, HU17 7SJ

£425,000

- FOUR DOUBLE BEDROOM DETATCHED FAMILY HOME
- DETACHED DOUBLE GARAGE
- SET ON SUPERB SIZED PLOT
- HEAD OF CUL DE SAC POSITION
- OFF STREET PARKING FOR MULTIPLE VEHICLES
- POPULAR VILLAGE LOCATION

This lovely generously proportioned four bedroom detached family home sits proudly at the head of a quiet cul-de-sac in the highly sought after village of Cherry Burton. Occupying a sizeable plot with ample driveway parking and a detached double garage, the property presents an excellent opportunity for buyers looking to create a home tailored to their own preference and style. While requiring cosmetic upgrade, it holds immense potential to become a truly special family home.

The ground floor offers spacious and flexible living accommodation, starting with a welcoming entrance hall. A study provides a perfect space for home working, while the cloakroom/WC adds everyday convenience. The formal dining room sits to the front of the home, while a generously sized 17ft lounge opens into a bright conservatory with garden access, ideal for entertaining or enjoying the peaceful surroundings. The kitchen, overlooking the rear garden, offers ample space and links to a separate utility room.

Upstairs, a wide landing leads to four well-proportioned double bedrooms and a family bathroom. The principal bedroom enjoys its own ensuite shower room, and all the bedrooms offer excellent space for growing families or guests.

Cherry Burton is a picturesque and well regarded village just a short drive from the historic market town of Beverley, known for its boutique shops, restaurants, and renowned Minster. The village itself boasts a warm community feel, a reputable primary school, village shop/post office, popular pub and sporting facilities including tennis courts and a cricket club.

ACCOMMODATION COMPRISES

ENTRANCE HALL 10'6" x 6'6" (3.22m x 2m)
Wooden front door with privacy glass panels, laminate wood floor and a pendant light fitting.

CLOAK ROOM/WC 6'0" x 2'10" (1.83m x 0.88m)
Wood door with brass knobs, tiled floor, central ceiling spot light, wooden double glazed side aspect privacy window, low flush WC and pendant wash hand basin.

STUDY 9'4" x 8'3" (2.86m x 2.53m)
Wooden door with brass knobs, carpeted floor and a front aspect wooden double glazed window.

DINING ROOM 14'6" x 11'7" (4.43m x 3.54m)
Wood door with brass knobs, carpeted floor, pendant light fitting, front aspect wooden double glazed window and an understairs cupboard.

LOUNGE 17'1" x 11'8" (5.23m x 3.57m)
Wood door with brass handles, laminate wooden floor, two pendant light fittings, a side aspect wooden double glazed window, fireplace with open fire, marble back and hearth with wooden mantle piece and surround.

CONSERVATORY 11'8" x 9'10" (3.56m x 3m)
Of wood and double glazed construction, wooden double glazed sliding door, vinyl floor, two strip lights and French doors to the garden.

KITCHEN/DINER 18'8" x 12'2" (5.70m x 3.73m)
Wood door with brass knobs, uPVC side door with glass panel, tiled flooring, two four spotlight fittings, two rear aspect wooden double glazed windows, one and a half bowl stainless steel drainer sink with mixer tap, integrated double oven, four ring gas hob, under counter fridge and plumbing for a dishwasher.

UTILITY ROOM 5'9" x 5'4" (1.77m x 1.64m)
Wood door with brass knobs, tiled floor, central ceiling spotlight, side aspect wooden double glazed window, stainless steel drainer sink and plumbing for a washing machine.

STAIRCASE AND LANDING 13'1" x 11'4" (4m x 3.46m)
Carpeted flooring, two pendant light fittings, front aspect wooden double glazed window, loft hatch, wooden bannister with spindles, wooden handrail and airing cupboard.

BEDROOM ONE 11'4" x 8'9" (3.47m x 2.69m)
Wood door with brass knobs, carpeted floor, pendant light fitting, front aspect wooden double glazed window.

BEDROOM TWO 11'8" x 8'11" (3.57m x 2.72m)
Wooden door with brass knobs, carpeted floor, pendant light fitting and a front aspect wooden double glazed window.

PRINCIPAL BEDROOM 18'8" x 12'2" (5.70m x 3.73m)
Wooden door with brass knobs, carpeted floor, ceiling spotlights and a rear aspect wooden double glazed window.

ENSUITE SHOWER ROOM 6'10" x 6'10" (2.10 x 2.10)
Wooden door with brass handles, tiled floor, ceiling spotlights, rear aspect wooden double glazed privacy window, low flush WC, shower cubicle with mixer shower, half splashback tiles and a pedestal wash hand basin.

BEDROOM FOUR 11'8" x 9'2" (3.58m x 2.80m)
Wooden door with brass knobs, carpeted floor, pendant light fitting, and a rear aspect wooden double glazed window.

FAMILY BATHROOM 8'4" x 8'3" (2.55m x 2.52m)
Wooden door with brass knobs, tiled floor, central ceiling light, side aspect wooden double glazed privacy window. Panelled bath with hand held mixer shower and tap, pedestal wash hand basin and a shower cubicle with mixer shower.

GARAGE 17'0" x 19'0" (5.20m x 5.80m)
Manual up and over door, power and light, pedestrian door and a side aspect wooden double glazed window.

EXTERIOR
To the front a lawn with two small mature hedges, two flagged paths to the front door and side garden gate with a central dwarf brick wall and mature boarder to the side and a tarmac drive with parking for multiple vehicles,
To the rear a lawn with panelled fence surround and a garden shed.

COUNCIL TAX:
We understand the current Council Tax Band to be F

SERVICES :
Mains water, gas, electricity and drainage are connected.

TENURE :
We understand the Tenure of the property to be Freehold.

MORTGAGE CLAUSE :
Staniford Grays provide independent financial advice through Tony Hammond of Hammond Financial. Further details and referrals immediately available through the Beverley Office Tel: (01482) 866304 and bevsales@stanifords.com.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

PROPERTY PARTICULARS DISCLAIMER :
PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors."
The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

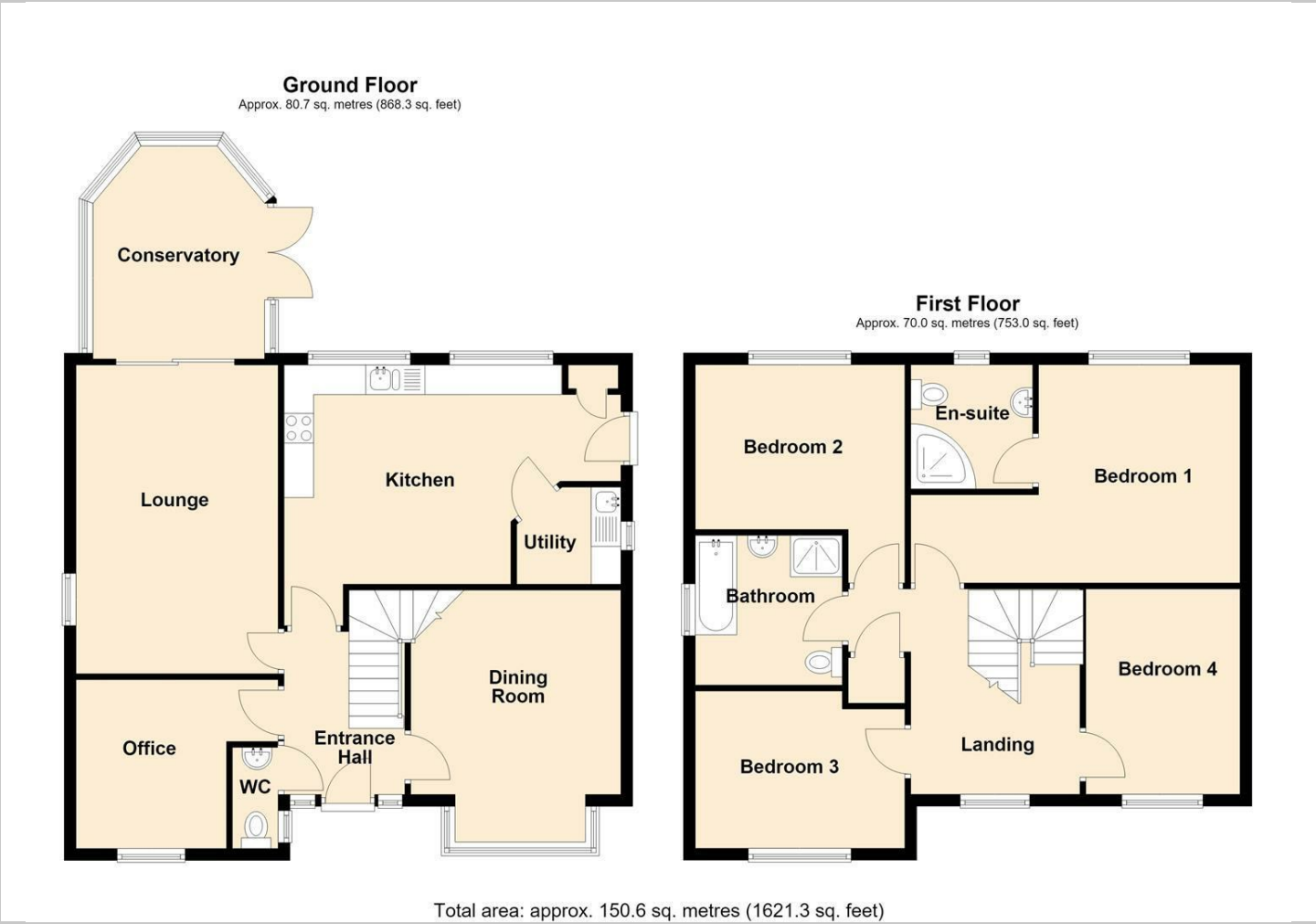
The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

MISREPRESENTATION ACT 1967

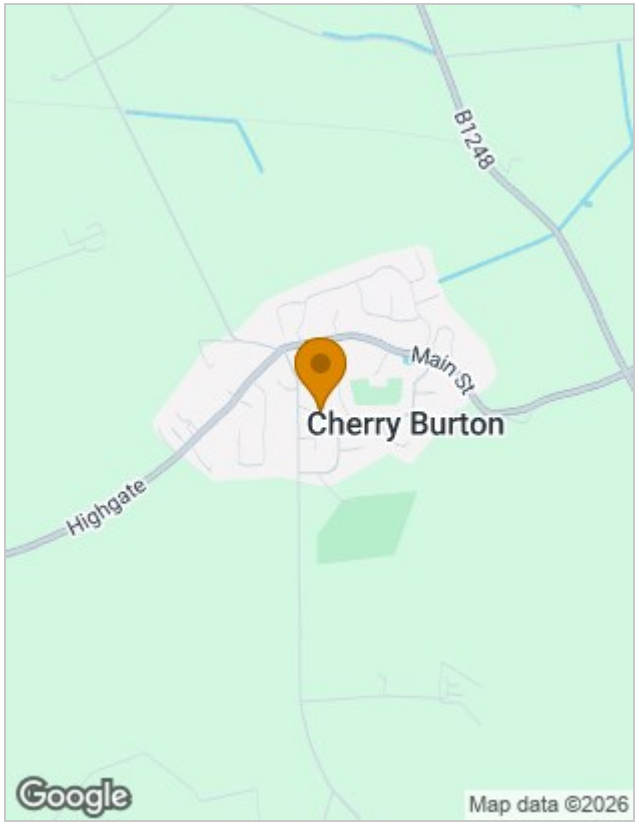
These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.

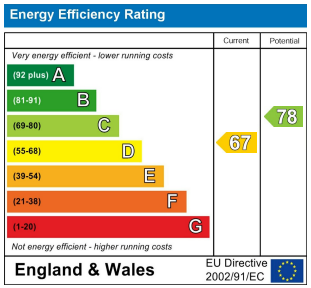
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Beverley Office Office on 01482 866304 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

18 North Bar Within, Beverley, East Riding of Yorkshire,
Tel: 01482 866304 Email: bevsales@stanifords.com